

056.A

0003

0005.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

249,900 / 249,900

USE VALUE:

249,900 / 249,900

ASSESSED:

249,900 / 249,900

**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
3		OLD COLONY LN, ARLINGTON

**OWNERSHIP**

Unit #: 5

Owner 1:	OLD COLONY REALTY PARTNERS LLC
Owner 2:	
Owner 3:	

Street 1: 60 PLEASANT ST #G12

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: CARR DAVID W/EXECUTOR -

Owner 2: ESTATE OF DAVID P WILFERT -

Street 1: 4 NEWMAN WAY

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1965, having primarily Brick Exterior and 730 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6039																

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	249,900			249,900		
							150017
							GIS Ref
							GIS Ref
							Insp Date
							10/10/17

Total Card	0.000	249,900		249,900	Entered Lot Size
Total Parcel	0.000	249,900		249,900	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	342.33	/Parcel: 342.3

Parcel ID: 056.A-0003-0005.0

!4680!

PRINT

Date: 12/10/20

Time: 19:40:13

LAST REV

Date: 04/26/18

Time: 11:44:25

mmcmakin

4680

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

Notes:

CARR DAVID W/EX - 61727-310 5/2/2013 Mult Lots 20,035,000 No No

WILFERT DAVID P 61727-289 5/2/2013 Mult Lots 99 No No

18249-339 6/1/1987 No No N

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/10/2017								
5/6/2000								

**ACTIVITY INFORMATION**

Date	Result	By	Name
10/10/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type:	7 - Condo Garden			Full Bath:	1	Rating:	Average	Building Number 3.									
Sty Ht:	1 - 1 Story			A Bath:		Rating:											
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:											
Foundation:	3 - BrickorStone			A 3QBth:		Rating:											
Frame:	2 - Steel			1/2 Bath:	0	Rating:	Average										
Prime Wall:	7 - Brick			A HBth:		Rating:											
Sec Wall:		%		OthrFix:		Rating:											
Roof Struct:	2 - Hip			<b>OTHER FEATURES</b>													
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average										
Color:	BRICK			A Kits:		Rating:											
View / Desir:	N - NONE			Fapl:	0	Rating:	Average										
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:											
Grade:	C - Average			<b>CONDOS INFORMATION</b>													
Year Blt:	1965	Eff Yr Blt:		Location:	F - Front												
Alt LUC:		Alt %:		Total Units:													
Jurisdict:		Fact:	.	Floor:	2 - 2nd Floor												
Const Mod:				% Own:	0.552500010												
Lump Sum Adj:				Name:	24 - 6039												
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL:	STD			Phys Cond:	AV - Average	30.	%	Exterior:		No Unit	RMS	BRS	FL				
Prim Int Wall:	2 - Plaster			Functional:			%	Interior:		1	4	2	0				
Sec Int Wall:		%		Economic:			%	Additions:									
Partition:	T - Typical			Special:			%	Kitchen:									
Prim Floors:	4 - Carpet			Override:			%	Baths:									
Sec Floors:		%		Total:	30.6	%		Plumbing:									
Bsmnt Flr:				<b>CALC SUMMARY</b>				Electric:									
Subfloor:				Basic \$ / SQ:	320.00			Heating:									
Bsmnt Gar:				Size Adj.:	1.32191777			General:									
Electric:	3 - Typical			Const Adj.:	1.06018400			<b>COMPARABLE SALES</b>				<b>SUB AREA</b>					
Insulation:	2 - Typical			Adj \$ / SQ:	448.472			Rate	Parcel ID	Typ	Date	Sale Price		<b>SUB AREA DETAIL</b>			
Int vs Ext:	S			Other Features:	32756												
Heat Fuel:	3 - Electric			Grade Factor:	1.00												
Heat Type:	6 - Elec Base/B			NBHD Inf:	1.00000000												
# Heat Sys:	1			NBHD Mod:													
% Heated:	100	% AC:	100	LUC Factor:	1.00												
Solar HW:	NO	Central Vac:	NO	Adj Total:	360140												
% Com Wall:		% Sprinkled:		Depreciation:	110203												
				Deprecated Total:	249937												
<b>MOBILE HOME</b>				WtAv\$/SQ:		AvRate:											
Make:		Model:		Ind.Val:													
<b>SPEC FEATURES/YARD ITEMS</b>																	
<b>PARCEL ID</b> 056.A-0003-0005.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:					Total Special Features:								Total:			

